



## Application for Architectural Review Board

**\* This application must be filled out completely and signed before submittals are placed on the ARB agenda.**

The purpose of Architectural Review Board shall be to two-fold; to develop architectural and design guidelines for the City of Ladue in accordance with section 110-70 and to apply those guidelines in reviewing projects within the City as to whether or not the project adheres to such guidelines.

### APPLICANT INFORMATION

Name of Applicant: Elizabeth Pauke

Phone #: 314-276-604

Email address of Applicant (for review comments): epauke.architect@gmail.com

### PROJECT PROPERTY INFORMATION

Address for proposed work: 5 Wendover Lane

Zoning District: C Parcel ID # (St. Louis county record): \_\_\_\_\_

DESCRIPTION OF PROPOSED PROJECT: Kitchen Remodel  
Closing one window - brick & paint to  
match house

### Additional Information:

- Professionally sealed plans are not required for ARB review.
- Plans for projects involving alterations and repairs, which do not affect the outward appearance of a building, and existing decks, fences, window replacements and roofing shingle replacements shall not require approval of the Architectural Review Board.
- Revised plans with any changes predicated by the ARB will need to be submitted with the building permit application to the Department of Planning and Development with final trustee approval (if applicable.)
- Projects approved by ARB should be submitted for building permits within 180 days or the ARB approval may become void.

**By signing this application, you acknowledge that by submitting an incomplete application, your petition will not be added to the meeting agenda.**

X [Signature] Date: 2-14-2022

\* This application and review for City of Ladue building permitted purposes only. Please be aware of any additional covenants and indentures which may be recorded with your subdivision. Approval of this ARB proposal does not waive any other permit or other authorization by the City that may be required for you to fully complete your proposed project.



BUILDING SPECIFICATIONS & GENERAL NOTES

DIMENSIONS

Drawing dimensions govern over scale. Verify the dimensions of all rough openings for selected doors, windows, and mechanical requirements before construction begins. Do not scale the drawings.

DESIGN CRITERIA

Yard Lumber Fv = 9.0 psi E = 1,500,000 psi	Southern Pine #1		Structural
	2x10 Fb = 1300 psi		Laminated Wood Beam
	2x12 Fb = 1250 psi		
	Southern Pine #2		
	2x10 Fb = 1050 psi		Fb = 2,600 psi
	2x12 Fb = 975 psi		Fv = 285 psi
			E = 1,900,000 psi

DESIGN LOADS

	Roofs		Floors		Balconies
	Wood or Asphalt Shingles	Wood, Carpet, Vinyl	Ceramic Tile, Slate, Stone		Fb = 2,600 psi Spaced Deck
Dead Load (psf)	10	10	20		7
Live Load (psf)	30	40	40		60
Total Load (psf)	40	50	60		67

CONCRETE

- Unless otherwise noted, all concrete foundation walls and slabs-on-grade shall be 3,000 psi (28 day compression strength) concrete. Place concrete slabs on 4" of compacted gravel fill with 6x6 W1.4 x W1.4 wire mesh reinforcing. All slabs under interior finished and heated living spaces shall be placed on 6 mil. polyethylene vapor barrier with 6" (min.) lapped joints.
- Provide ½" expansion joint material between all concrete slabs and abutting concrete or masonry walls occurring in exterior or unheated spaces or areas.
- Concrete for all basement walls, foundation walls, porches, walks, patios, steps, garage and carport floor slabs and driveways shall be air-entrained.

STRUCTURAL

- If trusses are specified on the plans, the truss manufacturer shall submit shop drawings and/or stress and load calculations (diagrams) for Contractor's approval , prior to construction. Diagrams shall bear the seal of a registered engineer in the state in which the structure is built.
- Install rafter or truss tie-downs (Simpson #H7, or equal) at each truss or rafter bearing point.
- Solid wood beams shall have an allowable bending stress of 1500 psi and a modulus of elasticity of 1,760,000 psi. Composite wood beams (constructed of 3 or more members) and repetitive members (e.g. joists and rafters) shall have an allowable bending stress of Fb x 1.15 psi and a modulus of elasticity of 1,500,000 psi. Changes in member size or structural characteristics will alter the integrity of the floor and roof systems.
- All structural panels (plywood, water-board, composite, particle board, oriented strand board) shall bear the basic grade trademarks of the American Plywood Association.
- All structural steel beams and columns shall conform with the American Institute of Steel Construction Specifications A36.
- Masonry veneer shall be attached to supporting wall with corrosion-resistant metal ties. Ties shall be spaced not more than 32" on center horizontally and not more than 16" on center vertically.
- All masonry over wall openings shall be supported with one steel angle for each 4" of masonry thickness supported, as follows (long leg of angle positioned vertically):

Opening Size	Angle Size
Up to 4 Feet	4" x 3" x 1/4"
Up to 5 Feet	4" x 3-1/2" x 1/4"
Up to 6 Feet	5" x 3-1/2" x 5/16"
Up to 7 Feet	6" x 3-1/2" x 5/16"
Up to 8 Feet	6" x 4" x 3/8"

FOUNDATIONS

- Frost-line footing depth: 30" minimum. Verify footing requirements with stable soil. Consult an engineer when encountering unusual, suspect, or unstable soil conditions.
- Unless otherwise noted, cast-in-place concrete foundation walls shall have a minimum wall thickness of 8 inches, and shall not exceed 8'-0" in height. Reinforce with two (2) #4 horizontal bars in the upper and lower 12" sections of wall. Footings shall have a 2" x 4" key, or #3 vertical rebars at 18" on center.
- Place ¾" diameter x 12" long anchor bolts at 4'-0" on center. Set a minimum of 8" into concrete and within 12" of end of each sill plate member to secure plate to foundation.
- Apply two coats (min.) of trowelled or sprayed-on waterproofing compound to exterior wall surface at excavated areas.
- For foundation wall drainage, install 4" min. diameter drainage tile or perforated pipe at the perimeter of excavated areas and below the level of the finished basement floor slab (when applicable). Cover top of pipe with #15 felt and a minimum 18" course of rock or gravel. Slope pipe to drain or use sump pump as required.
- All grades to slope away from foundation (min. 6" drop within the first 10 feet), or to a swale. Use concrete splash blocks or drain pipe at each downspout to direct run-off away from foundation.
- Provide termite protection as required and remove all wood construction material from the excavation near the structure.
- Min. of three #5 reinforcing bars around all window and door openings in plain concrete foundation and basement walls. Bars shall extend a minimum of 24" beyond the corners of the openings.

CARPENTRY

- Unless otherwise noted on drawings, provide:
  - Double header, joists and trimmers at all floor openings where joists terminate.
  - An extra joist under all parallel partitions.
  - Double 2x10 headers with ½"rated plywood between @ all door & window openings.
  - Minimum of one row of joist bridging per joist span.
- Roof to be constructed of 210# min. asphalt shingles (adhesive type) or equal on 15# felt on ½" C-D exterior plywood sheathing on roof framing. Sheet metal flashing where roof abuts any vertical surface. All underlayments to be a min. of type I per ASTM-D226-95 (#15 asphalt felt).
- Floors to be constructed of ¾" tongue & groove plywood, glued and nailed to floor joists.
- Corner bracing to be ½" or ¾" x 48" wide C-D exterior grade plywood, both directions, at all corners, or approved diagonal corner bracing in both directions at all corners.
- All interior walls and ceilings are to be covered with a min ½" gyp. board screwed with exterior corners metal reinforced. Surfaces to be taped, floated (3 coats) and sanded. Water resistant gypsum backer board required around bathtubs and showers.
- Interior walls and ceiling of garage to be covered with a min ⅝" firecode gypsum board. Doors leading from garage to living space shall be 45 minute fire rated. Firestop all duct chases, bulkheads, laundry chutes, metal flues, and all shafts at each floor.
- Cutting, notching, and/or boring holes in wood beams, joists, rafters or studs shall not exceed limitations noted in 2015 IRC. Reinforcement of studs shall be done in accordance with 2015 IRC.
- Nailing and fastening of floor, roof/ceiling, wall/roof sheathing, and gypsum construction shall be in accordance with 2015 IRC.
- Interior finish materials shall not have a flame spread rating greater than 200.
- Top and bottom of all conventional double-stud and staggered-stud frame walls to be fireblocked. Fireblocking required at all soffits and dropped ceilings. Fireblocking required between stairway stringers at the top and bottom of the run.

- Any tub or shower area covered with ceramic tile needs to be backed with cement board.

INSULATION

- Unless noted otherwise on the drawings, provide:
  - Min. R-15 batt insulation in all exterior walls.
  - Min. R-38 insulation in all attics and cathedral ceilings.
  - Min. R-19 insulation in all floors adjacent to exterior or unheated spaces.
- When using faced insulation, install 6 mil polyethylene vapor barrier against warm side of all insulation.
- All exterior windows are to be insulating double glazed.
- Caulk and seal at all windows, exterior doors, vents, pipe penetrations, bottom plates, and all electrical boxes mounted in exterior walls.
- Install sill sealant between foundation wall and wood sill plates.

WATERPROOFING AND DAMPROOFING

WHEN GROUND WATER IS PRESENT:

- Provide drain tile, perforated pipe, or other approved perimeter drainage system, both inside and outside of the foundation.
- Drainage systems shall discharge by gravity to daylight or be connected to an approved sump (15" in diameter x 18" deep, with a fitted cover) that discharges into an approved disposal system.
- Provide waterproofing membrane under floor slab of rubberized asphalt, butyl rubber, neoprene, or min. 6 mil polyethylene with joints lapped a min. of 6 inches and sealed.
- Foundation to be waterproofed with two-ply hot-mopped felts, 6 mil PVC, 10 mil polymer modified asphalt, or 6 mil polyethylene. Joints to be lapped and sealed per manufacturer's installation instructions.
- Waterproofing to be applied from the bottom of the wall to at least 12" above the water table. Remainder of wall to be damproofed.
- All joints in floors and walls to be water tight.
- Downspout discharge to be directed away from the foundation.

WHEN GROUND WATER IS NOT PRESENT:

- Provide drain tile, perforated pipe, or other approved perimeter drainage system around the perimeter of the outside foundation or inside the foundation. Drain discharge shall be by gravity to daylight or be connected to a basement floor sump.
- Provide sump 15" in diameter x 18" deep with a fitted cover connected to the foundation drain pipe unless gravity discharge. A sump pump shall be provided if basement is finished or partially finished, with pump discharge by approved method.
- Provide damproofing of floor slab with 6 mil. polyethylene film below floor slab with joints in membrane lapped and sealed.
- Walls shall be damproofed with a bituminous material, 3 lbs. per sq. yard of acrylic modified cement, ½" coat of surface bonding mortar, or by any of the materials permitted for wall waterproofing.

LIGHT AND VENTILATION

- Roof vents and/or gable vents shall be used in conjunction with soffit vents to provide removal of summer heat as well as winter moisture.
- Attics and spaces between roof and top floor ceilings shall have a min. one sq. inch free vent area for each sq. foot of ventilated space. This required vent area may be reduced by one half when at least 50% of the required vent area is provided by vents located in the upper portion of the space to be ventilated, with the remainder of the required ventilation provided by eave or cornice vents.
- The space between the bottom of the floor joists and the earth (except where such space is occupied by a basement) shall have a min. clear height of 18" and a minimum net area of ventilation openings through the foundation of not less than one square foot for every 150 square feet of crawl space and within 36" of each corner.
- Attic and enclosed rafter space ventilation (net free) area is to be at least ⅓ of the area served. Two remote vents required for each (min.). Where ridge or gable vents are used, ½ of the area to be provided by ridge or gable vents and ½ by eave or cornice vents.
- Bathrooms with no operating windows shall have an exhaust fan (50 cfm min.) to the exterior. It is not permissible to discharge exhaust into garage or attic.

- Kitchen range hoods: a 100 cfm (intermittent use) fan, or a 25 cfm (continuously exhausting) fan shall be installed. (Please note: exhaust hood fans cannot exceed 400 cfm.) Kitchen ranges without hoods: natural ventilation shall be provided through operable windows with a min vent area of 4% of the floor area being served.

- All bedrooms and basement must have one window for emergency egress meeting the following minimums:
  - Maximum height to bottom of clear opening: 42"
  - Minimum clear opening width: 20"
  - Minimum clear opening height: 24"
  - Minimum net clear opening area: 5.7 sq. ft.

The net clear opening dimension shall be obtained by the normal operation of the window from the inside.

HEATING AND AIR CONDITIONING

- The heating contractor shall furnish an engineered heating layout in conformance with local codes, and shall install a complete heating and cooling system of the type selected by the Owner.
- The heating and cooling system shall satisfy local weather conditions in accordance with the design practices recommended by "ASHRAE" and shall conform to the rules and regulations of "The Board of Underwriters" and any and all governing local and state codes.

PLUMBING

- The Plumbing Contractor shall furnish and supply all soil, vent, and waste piping, hot and cold water supply system, plumbing fixtures and fittings, the connections to the potable water supply, and to the sewers directed.
- Each gas appliance shall have a gas shut-off valve (within 6' of, and in the same room as) and ground joint union. A sediment trap is required at each appliance or group of appliances.
- Gas piping shall be identified at intervals of no more than 5 feet. Steel pipe does not need label.
- Water service pipe and the building sewer are to be a minimum of ten feet (10'-0") apart horizontally.
- The minimum size of the water service line is one inch (1") up to the first branch. Plastic water service piping shall terminate a minimum of 10 feet (10'-0") outside the foundation wall and metallic piping brought into the building up to the outlet of the house valve, or the PRV outlet, whichever is further from the point of entrance into the building. Minimum water main pressure must be considered when sizing the water service piping.
- Showers and bathtub / shower enclosures shall have walls constructed of smooth, non-corrosive, non-absorbent, and waterproof materials to a height of not less than 6 feet above finished floor.
- Showers located beneath habitable rooms shall be separated from adjacent interior spaces by fire partitions and floor / ceiling assemblies:
  - Floor / ceiling assemblies to be U.L. Design #L502
  - Wall assemblies to be U.L. Design #U305
  - All structural members supporting a floor above the garage shall be protected by not less than 1-hour fire resistance rated construction. U.L. Design #U305.
- The space between studs or joists utilized as a plenum for return air shall not be part of a required fire-resistant assembly. The garage separation walls are 1-hour rated construction when living space is above the garage. The return air ducts are not to be in rated walls or hard-ducted like supply ducts.
- Openings for steel electrical outlet boxes in rated garage separation assemblies that do not exceed 16 sq. inches are permitted, provided that the area of such openings does not exceed 100 sq. inches per any 100 sq. feet of enclosed wall area. Outlet boxes on opposite sides of the assembly shall be separated by a horizontal distance not less than 24".
- Recessed light fixtures installed in insulated ceilings and/or attics shall be Type "I.C." Non "I.C." type recessed fixtures are not acceptable in an insulated ceiling.
- Length of exhaust ducts used for dryer venting may be up to 55' max. when cleanouts and signage are provided in accordance with local codes. Contractor to follow as required.
- Attic access panel to be a min. of 24" x 36" clear.

ELECTRICAL

- All electrical work shall comply with all codes in effect in the local community. Where no codes exist, the work shall conform with the regulations of the NEC and the electric utility company in the area.
- Bath vent minimum 50 CFM. Kitchen vent maximum 400 CFM. (See Plumbing section.)
- Smoke detectors shall be U.L. listed, located on each floor in the vicinity of all bedroom entrance doors (bedroom hallway) and within each bedroom. Locate bedroom hallway detector upstream from or near return air grille. Floor levels that do not contain bedrooms shall have the detector at the ceiling near the stairway. Smoke detectors shall be interconnected, AC powered, and shall have battery back-up power. Installation shall meet NFPA 72-07. Comply with code section R314.3.1.

ELECTRICAL (Continued)

- Hard-wired carbon monoxide detectors are required; comply with section R315.1. Detector in the immediate vicinity of bedrooms.
- The final electrical layout to be determined by Owner / Contractor. Compliance with all applicable electrical codes is the ultimate responsibility of the Contractor.
- Ground Fault Circuit Interruption protection shall be provided for all 125 volt, single phase, 15 and 20 amp receptacles installed in the following locations:
  - Bathrooms
  - Garages (except ceiling garage door opener)
  - Unfinished basements and crawl spaces (except laundry and sump pump circuits)
  - Kitchen countertop surfaces
  - Countertop surfaces within 6 feet of outside edge of wet bar sink
- Illuminated light switch required at top and bottom of all stairs.
- All bedroom outlets shall be arc-fault interrupted.
- Non-GFCI circuit required at sump pump single outlet.
- Weatherproof covers required on all exterior GFCI.

SAFETY GLAZING

- Glazing installed shall be tested & labeled in accordance with CPSC CFR Part 1201 Standard Type II.
- HOT TUBS, WHIRLPools, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS: Glazing in any portion of a building wall enclosing bathtubs, showers, hot tubs, etc. which is located less than 60" above a standing surface shall be safety glazing.
- Any glazing material adjacent to a door if the nearest vertical edge of the glazing material is within a 24" arc of either vertical edge of an operable door in a closed position and if the bottom edge of the glazing material is less than 60" above the floor, it must be laminated safety glass, fully tempered glass, approved wired glass, or approved shatter-resistant, in accordance with CPSC 16 CFR Part 1201Standard Type II. Exception: where there is an intervening wall or barrier to prevent a person from striking the glazing while approaching the door.
- Safety glazing is required for fixed or operable panels that meet all of the following:
  - Individual pane greater than 9 square feet
  - Bottom edge less than 18" above floor
  - Top edge more than 36" above floor
  - Walking surface within 36" horizontallyExcept: all exceptions noted in Section R308.4.

STAIRWAYS & EXITS

- Locks with thumb turns on the inside are permitted. Inside key operation is permitted, provided the key cannot be removed from the lock when locked from the inside.
- Handrails (and other projections below the handrail) shall not project more than 4 ½" into the required stairway width.
- Handrails shall meet either:
  - Circular cross-section with min. diameter of 1¼" but not more than 2"
  - Other approved shapes having a maximum allowable horizontal width of 2¼", maximum graspable perimeter dimension of 6¼", and a 4" minimum graspable perimeter.
- Guards along open sided stairs shall be a minimum of 36" in height above the leading edge of the tread, and a minimum of 36" in height at the stair landings. Minimum 36" high guards shall be provided along balconies, areaways, mezzanines, and open sided walking surfaces where the difference in floor levels is more than 15 ½" high.

MISCELLANEOUS

- It is the responsibility of the Owner and the Contractor to verify with local building officials that details on these blueprints and specs comply with all applicable codes prior to beginning construction.
- It is the responsibility of the Owner and the Contractor to obtain all necessary permits and inspections as required by state and local codes. All work shall be in accordance therewith.
- Verify design loads with local codes and site conditions. Check with local building department officials for wind, seismic, snow, and other loading conditions.
- Garages located beneath habitable rooms shall be separated from adjacent interior spaces by fire partitions and floor / ceiling assemblies:
  - Floor / ceiling assemblies to be U.L. Design #L502
  - Wall assemblies to be U.L. Design #U305
  - All structural members supporting a floor above the garage shall be protected by not less than 1-hour fire resistance rated construction. U.L. Design #U305.
- The space between studs or joists utilized as a plenum for return air shall not be part of a required fire-resistant assembly. The garage separation walls are 1-hour rated construction when living space is above the garage. The return air ducts are not to be in rated walls or hard-ducted like supply ducts.
- Openings for steel electrical outlet boxes in rated garage separation assemblies that do not exceed 16 sq. inches are permitted, provided that the area of such openings does not exceed 100 sq. inches per any 100 sq. feet of enclosed wall area. Outlet boxes on opposite sides of the assembly shall be separated by a horizontal distance not less than 24".
- Recessed light fixtures installed in insulated ceilings and/or attics shall be Type "I.C." Non "I.C." type recessed fixtures are not acceptable in an insulated ceiling.
- Length of exhaust ducts used for dryer venting may be up to 55' max. when cleanouts and signage are provided in accordance with local codes. Contractor to follow as required.
- Attic access panel to be a min. of 24" x 36" clear.

DOORS, Windows, Frames & Hardware

- Existing doors, frames, and hardware to remain as noted on plan.
- Remove and relocate existing doors wherever possible.
- Any new doors are to match existing. (GC to verify)
- GC to match wood trim profile and door hardware.
- All bedrooms and the basement must have one window for emergency escape meeting the following requirements:
  - Maximum height to bottom of clear opening: 42"
  - Minimum clear opening width: 20"
  - Minimum clear opening height: 24"
  - Minimum net clear opening area: 5.7 sq. ft.
- The net clear opening dimension shall be obtained by the normal operation of the window from the inside.
- All windows at bathrooms shall be tempered glass.
- All windows over 6'-0" AFF must be at least 24" above the floor.

**PLEASE NOTE:** All bedrooms comply with egress window requirements.

GENERAL NOTES

- PROJECT IS DESIGNED TO MEET IRC SECTION R602.10.5
- Do not scale the drawings for construction. GC to verify all dimensions and notify the Architect of any discrepancies before proceeding.
  - All work shall conform to applicable local codes currently in effect.
  - Contractor shall obtain and pay fees incidental to all permits of any kind required by local or state municipalities.
  - GC and sub-contractors shall field-verify existing conditions and notify the Architect of any existing conditions that may affect the Contract.
  - Conduct demolition and construction in such a way as to insure minimal interference with daily operations. Including (but not limited to): parking, material transport, debris removal, toilet facilities, utilities, and temporary protection measures.
  - The GC is responsible for protecting all existing construction and the repair of any damage caused by new construction. All repairs shall aesthetically match all contiguous surfaces as approved by the Architect.
  - Certain portions of the work are to be performed on a design/ build basis. These portions of the work include: Plumbing, HVAC (Heating, Ventilation, & Air Conditioning), Fire Sprinkling, and Electrical work. The Contractors involved in these particular tasks are responsible for their own engineered designs, as well as the actual installation of the work. The Architect is not responsible and has not been retained for any design of the prior-stated work trades. Any architectural drawings relating to these aspects of the project shall be considered as informational only to assist the particular sub-contractor to proceed with his own actual design documents for purposes of obtaining permits and the actual construction phase of the project.
  - All construction work is to be performed in accordance with the highest of professional and construction standards. The Contractor shall deem himself responsible for the execution of the work in a timely manner. Should conditions arise during construction that are substantially different than stated or implied by these drawings, the Owner and/or Contractor shall consult with the Architect before proceeding further with the work. Failure to do so shall relieve the Architect of any and all damages resulting from such failure to do so.
  - Smoke detectors are AC powered, battery back-up, and interconnected. Locate per local codes, ordinances, and fire district.
  - Coordinate construction with bath plans from the Owner.
  - HVAC work is design/build. HVAC Contractor to modify existing HVAC system to coordinate with new partition layout.
  - Mechanical work is design/build.
  - The plumbing sub-contractor will be responsible for selecting the correct size of the water service line to the structure.
  - Vent bathroom & dryer fans to the exterior. Min. fans: 50 cfm.
  - All electrical outlets at exterior, bathrooms, kitchen, & laundry rooms to be waterproof & GFI rated.
  - All new interior partitions to be fire-stopped at midpoint.
  - Caulking and Sealants: Exterior joints around windows and door frames, between wall and foundation, between wall and roof, between wall panels, at penetrations or utility services through walls, floors and roofs, and all other openings in the exterior envelope shall be sealed in an approved manner.
  - All framing lumber shall be nailed in place per IRC Nailing Schedule. [See BUILDING CODE DATA]
  - All drywall installation must be in accordance with the Gypsum Association recommended practices. Thickness, nailing, taping, correct stud spacing and fire-rated types must be installed according to test assemblies.
  - Use water-resistant drywall backer board at bathrooms and showers.
  - Lead solder required on all copper water supply piping.
  - Floor trusses shall be draft stopped at 500 sq. ft. intervals and parallel.
  - New windows to be wood interior and clad exterior. Double glazing required with insulated glass or storm windows. Match existing house.
  - Carbon monoxide detectors required in bedroom hallway. GC to coordinate.
  - New water line for house may be required. Contractor to coordinate.
  - Bury electrical wires underground. Contractor to coordinate.

VIEWES of HOUSE



LEGEND

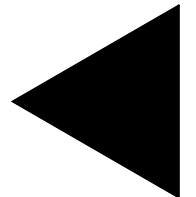
	Existing Door to Remain
	New Door
	Existing Partition to be Removed
	Existing Wall or Partition to Remain
	New Wall or Partition in Plan
	New Masonry Wall
	Partition Type

A0	CODE DATA & SPECIFICATIONS
A1	DEMO PLAN & INTERIOR ELEVATIONS
A2	NEW PLAN/ELECTRICAL/STRUCTURAL

BUILDING CODE DATA

Municipality: LADUE, MISSOURI 63124	
Applicable Codes	2021 International BUILDING Code 2021 International EXISTING BUILDING Code 2021 International RESIDENTIAL Code 2021 International PROPERTY MAINTENANCE Code 2014 National ELECTRICAL Code 2021 international PLUMBING Code 2021 International MECHANICAL Code
Use Group	R-3, Single-Family Detached Residence
Design Loads	Roof Live Load - 20 lb/sf Floor Live Load - 40 lb/sf Wind Load - 115 mph Seismic Design Category C
Wall Bracing	Method 3, 1-story, NWP Design wall sheathing to extend down over band boards and be securely attached.
Nailing Schedule	Per R602.3 (3)
Wall Panels	All horizontal sheathing joints in braced wall panels (BWP) to be blocked with 2x material.

ELIZABETH L. PANKE  
ARCHITECT  
epankearchitect@gmail.com



CONSULTANTS

INTERIOR RENOVATION AND ADDITION TO EXISTING RESIDENCE:

5 WENDOVER DRIVE  
LADUE, MISSOURI 63124

REVISIONS

SEAL

ELIZABETH L. PANKE  
Architect  
Missouri A-5260

CHECKED

ELP

DRAWN

ELP

DATE

FEB 14, 2022

TITLE

COVER SHEET

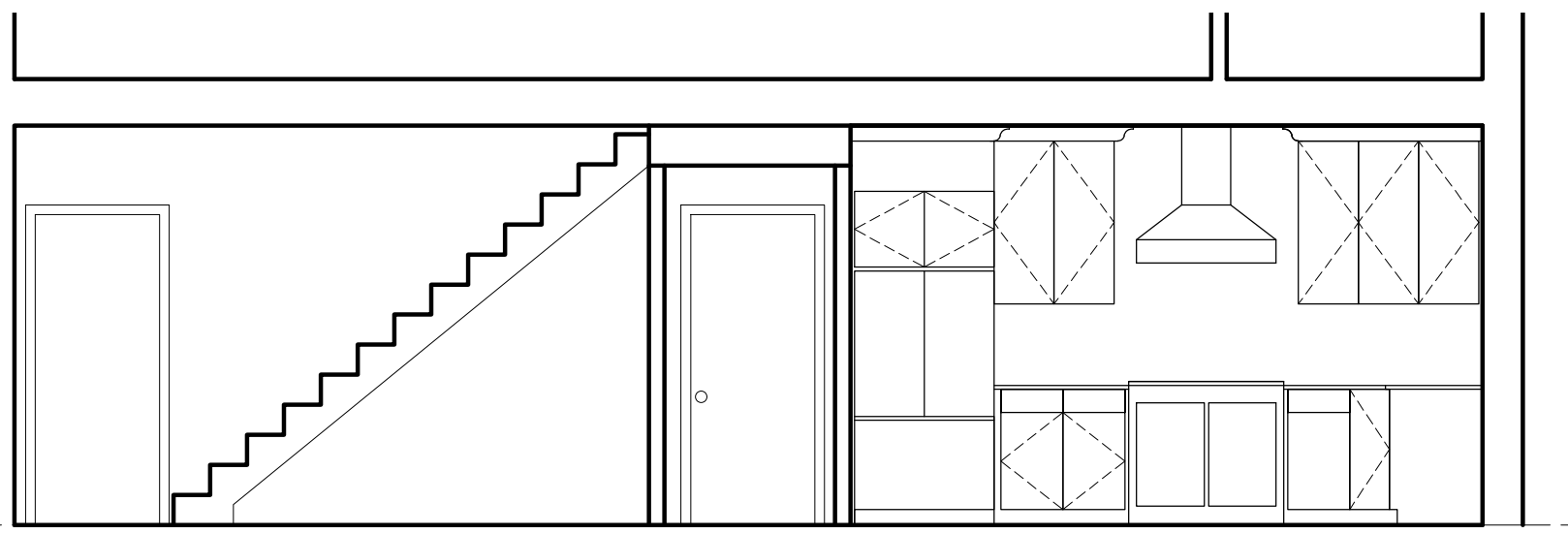
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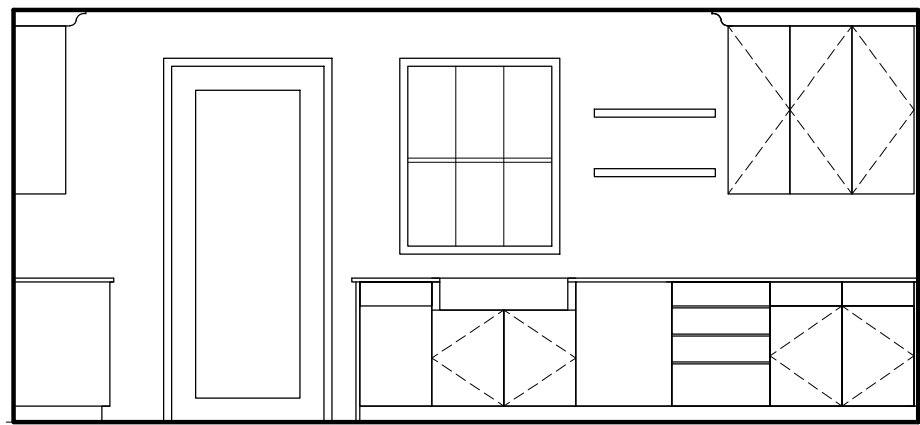
PERMIT ISSUE

10065 Briarwood Drive, Ladue, MO 63124 (314) 267-6604

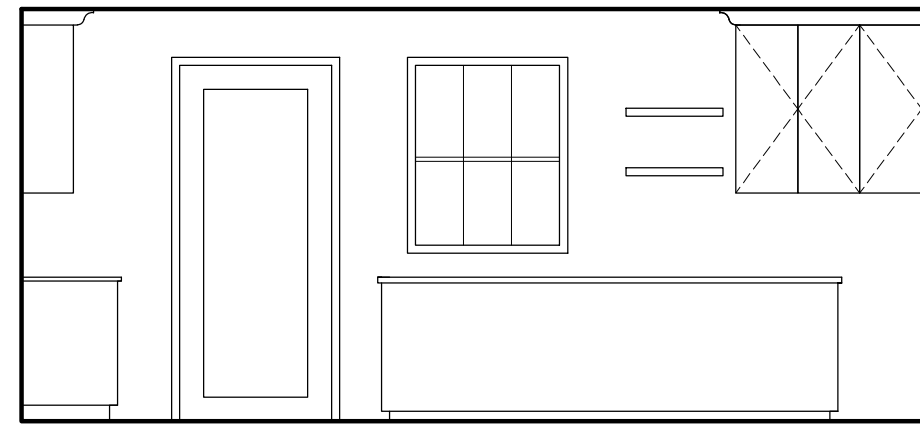




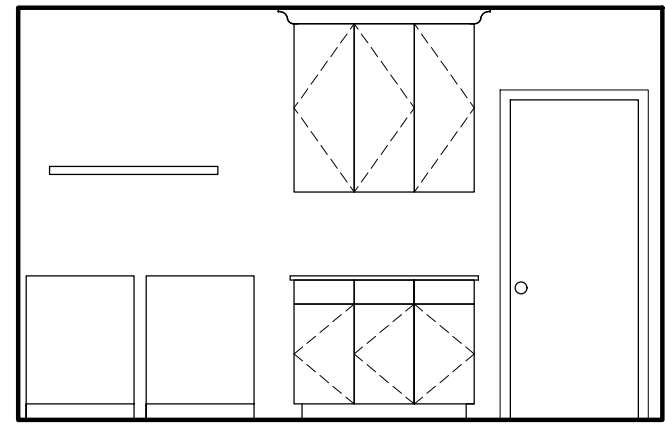
INTERIOR LOOKING NORTH  
SCALE: 1/4" = 1'-0"



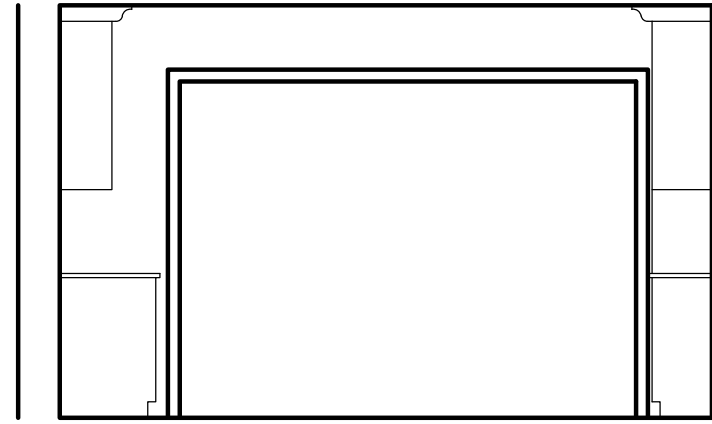
INTERIOR LOOKING EAST  
SCALE: 1/4" = 1'-0"



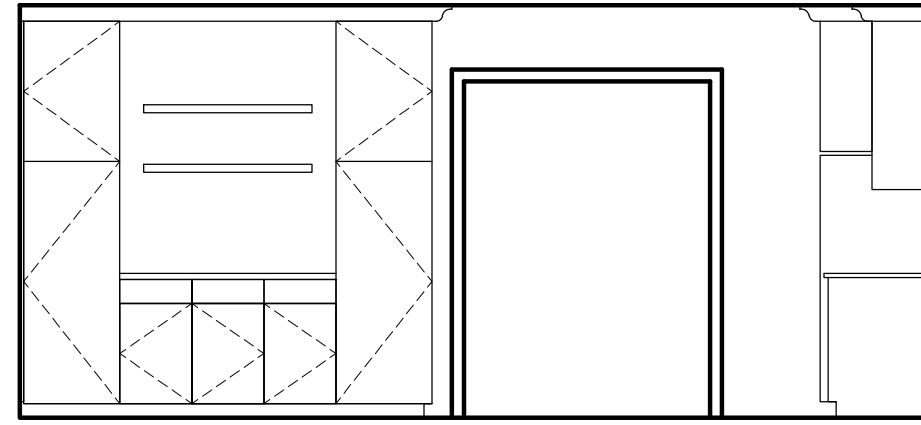
INTERIOR WITH ISLAND  
SCALE: 1/4" = 1'-0"



INTERIOR @ LAUNDRY  
SCALE: 1/4" = 1'-0"



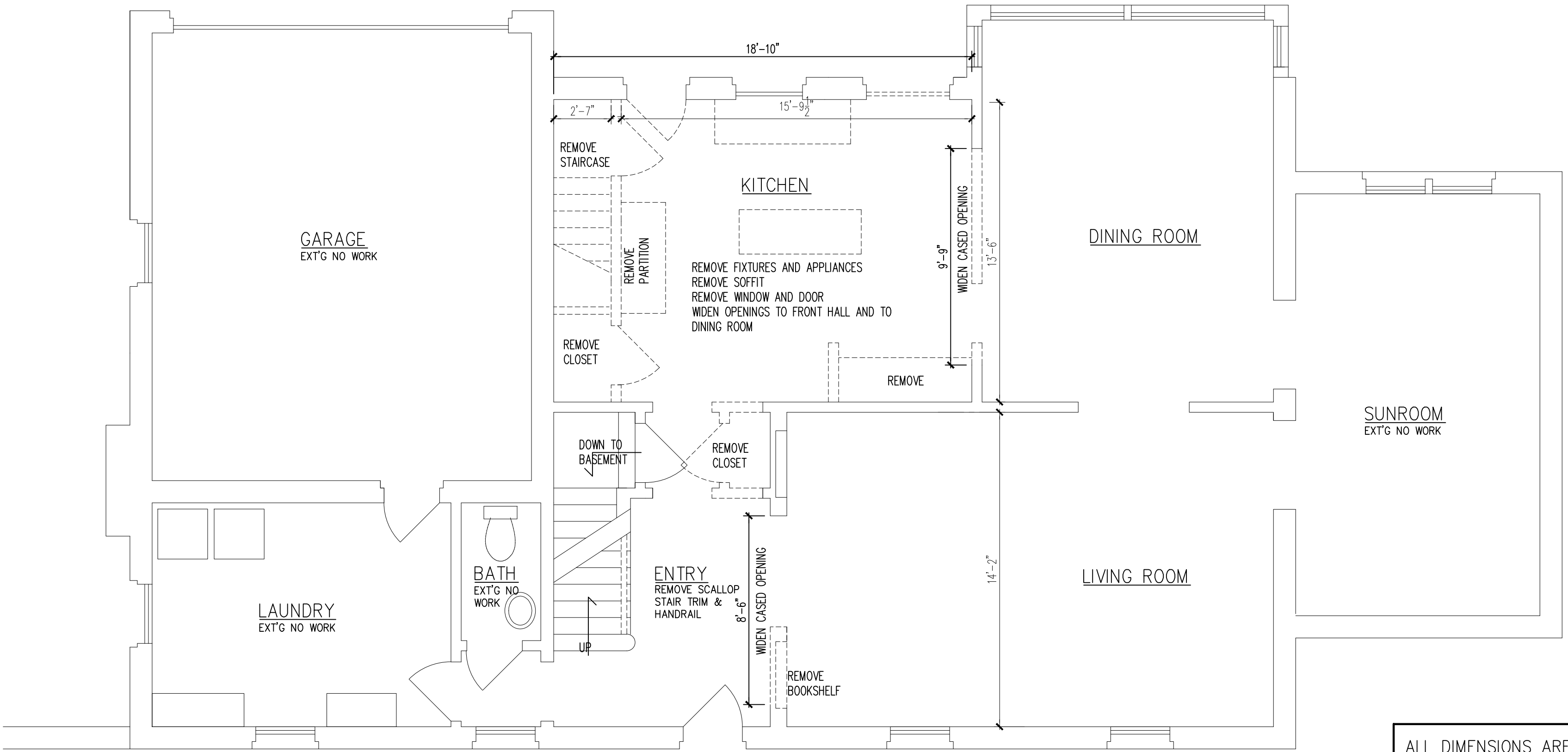
INTERIOR LOOKING SOUTH  
SCALE: 1/4" = 1'-0"



INTERIOR LOOKING WEST  
SCALE: 1/4" = 1'-0"



DEMO REAR ELEVATION  
SCALE: 1/4" = 1'-0"

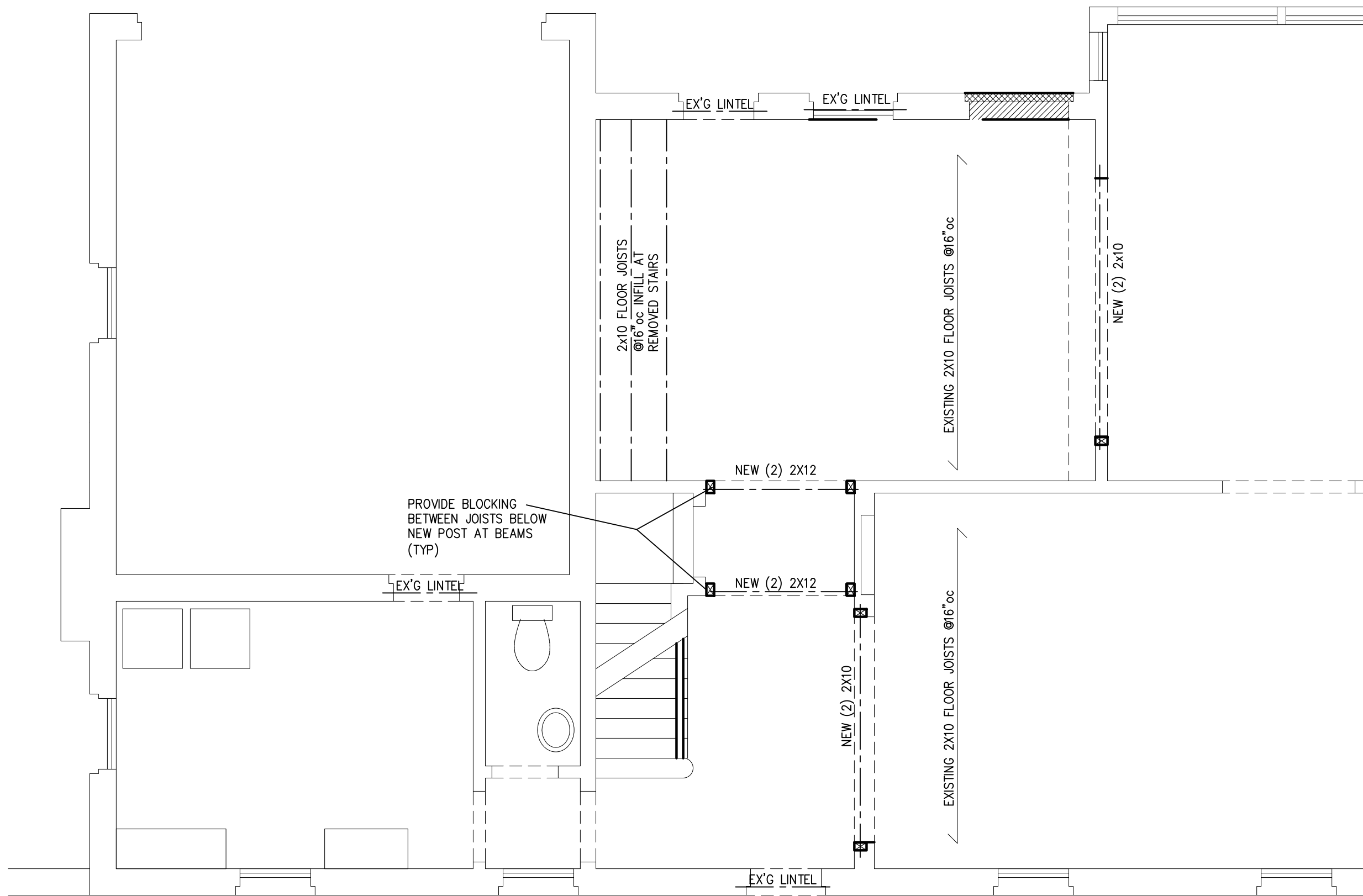


 DEMO FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

ALL DIMENSIONS ARE  
APPROXIMATE AND NEED TO  
BE FIELD VERIFIED PRIOR TO  
CONSTRUCTION

PERMIT ISSUE

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CONSULTANTS																							
INTERIOR RENOVATION AND ADDITION TO EXISTING RESIDENCE: <b>5 WENDOVER DRIVE</b> LADUE, MISSOURI 63124																							
REVISIONS																							
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SEAL	ELIZABETH L. PANKE Architect Missouri A-5260																						
CHECKED	ELP																						
DRAWN	ELP																						
DATE	FEB 14, 2022																						
TITLE	DEMO PLANS ELEVATIONS																						
SHEET No.	A1																						

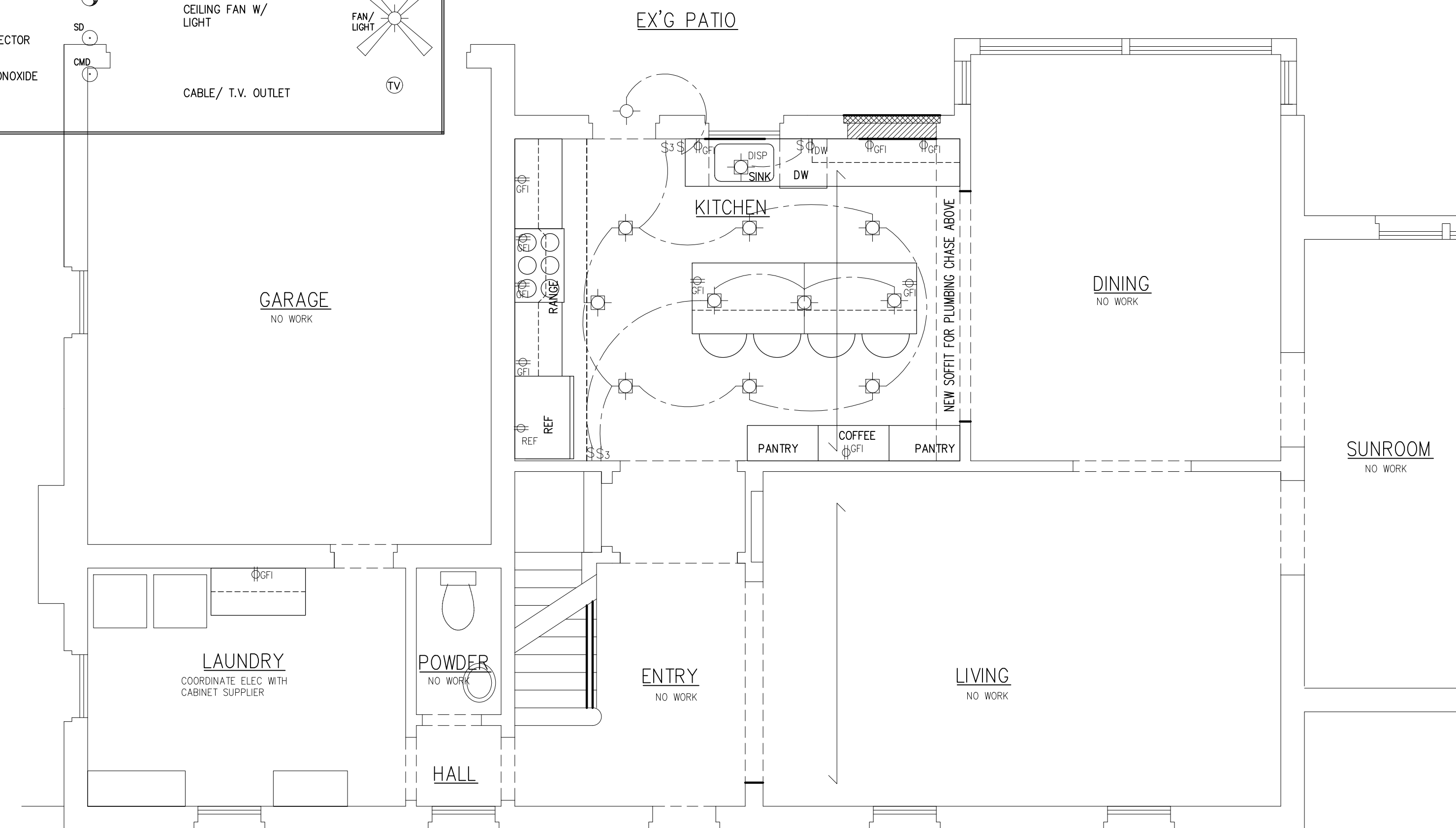


**NEW STRUCTURAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

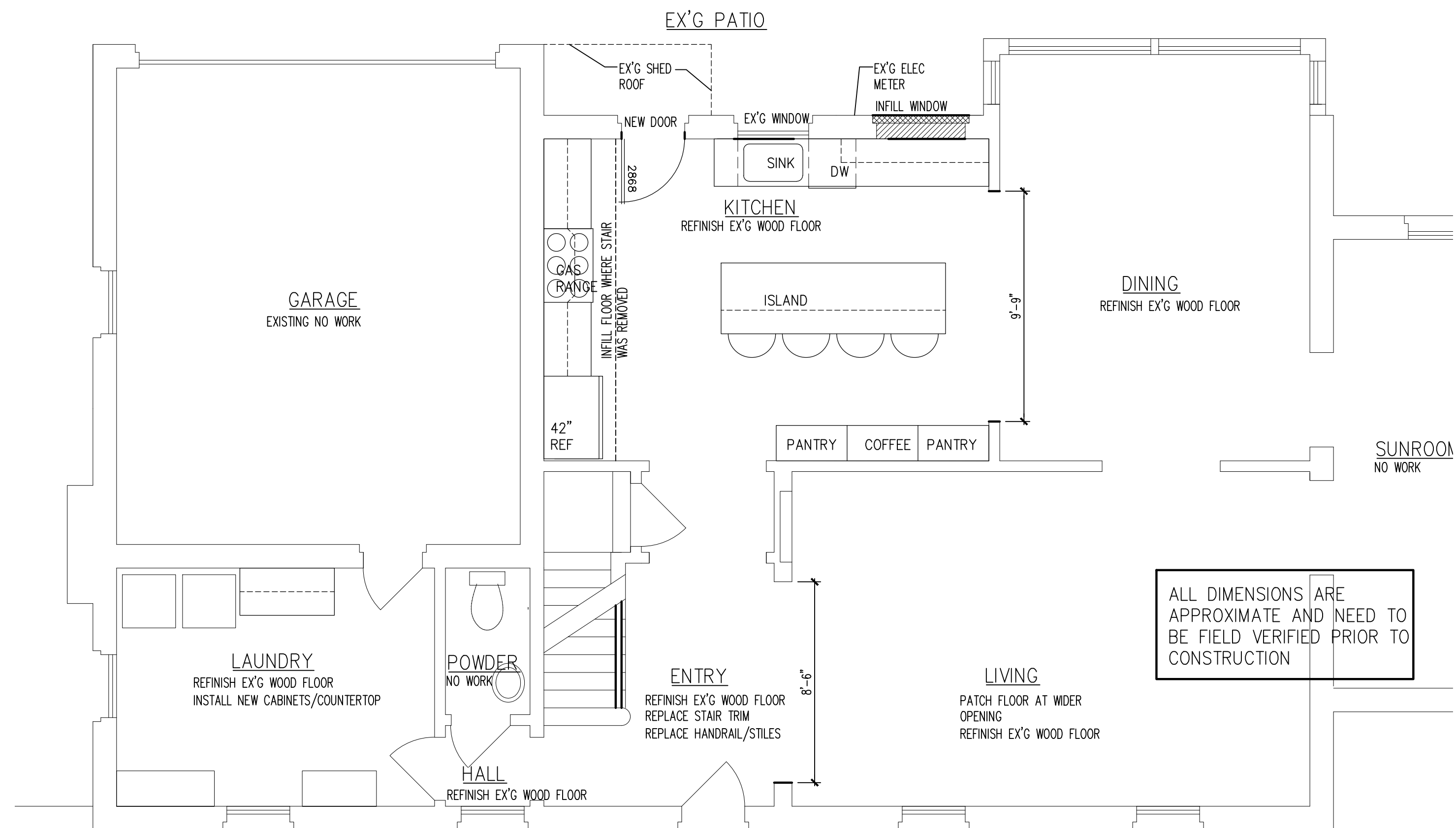


**NEW REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS		
DUPLEX OUTLET	W/GFI	UNDER CAB. INCANDESCENT
WATER PROOF (WP)		BRACKET MOUNT
GROUND FAULT INTERRUPTER (GFI)		CEILING MOUNT
SPECIALTY OUTLET	220 V.	RECESSED CAN LIGHT
SWITCH		CEILING FAN W/ LIGHT
DIMMER (D)		CABLE/ T.V. OUTLET
EXHAUST FAN/ MOTOR		
SMOKE DETECTOR		
CARBON MONOXIDE DETECTOR		



**NEW ELECTRICAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**NEW CONSTRUCTION FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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INTERIOR RENOVATION AND ADDITION TO EXISTING RESIDENCE:  
**5 WENDOVER DRIVE**  
LADUE, MISSOURI 63124

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CHECKED  
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DRAWN  
ELP

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FEB 14, 2022

TITLE  
NEW PLANS  
ELEVATION

SHEET No.  
**A2**